

Schroeder, Stephen

From: Benjamin G. Bishop <benjaminglebishop@gmail.com>
Sent: Tuesday, May 5, 2020 3:33 PM
To: Schroeder, Stephen
Cc: Minnis, Steve
Subject: Re: Property offer - Econfina Timberlands - Big Woods parcel
Attachments: 96 acres Big Woods.png; Palmer Forestry.pdf

Mr Stephen,

Per your request of what we would like to receive on the property:

Attached is a timber company's appraisal of the are for consideration. This appraisal was a year ago.

"The potential value of an easement of the Aucilla wetlands portion of the property has been discussed, primarily on the eastern edge of the property. This easement would consist of portions of the "Mixed Hardwood" and Cypress Gum" stands. The estimate value of the easement for this report was based on timber value, and is shown below along with estimated easement acreage. A map of the potential easement is included with the report."

Mixed Hardwood and Cypress Gum = 275 Acres with a value of 1417.00 per acre
Total price: \$389,675.00

We also want to include the 96 - 100 acres on the opposite side of Big Woods road.
Mixed Hardwood Value = 100 +/- acres with a value of 1338.00 per acre
Total price: \$133,800.00

We are also wanting to discuss the loss of farmland production as we are considering converting sections to improved farmland. There will be 180 +/- acres that will be restricted from irrigating. We plan to hay farm these areas due to it becoming dryland with the restrictions.

We would like to recover the 180 +/- acres loss of production by asking for \$1000.00 per acre.

With all that being said, we are right over 700,000 for the easement. The total easement would be around 375 acres. The only thing we ask is that the managed silviculture and stands of large pines in these areas are allowed to be harvested and replanted as long as there is no disruption to the lower watershed areas. This would consist of about 60-75 acres of the easement.

I am not sure if this is exactly what you are looking for, but wanted to put it out there. We are planning to move quickly with a decision as we close on the property July 24th, 2020. Please let me know if there is interest at these numbers or if we need to look elsewhere. Time is becoming of an essence as we have uncovered other options to help pay for this land. We are not really in the position to let this drag out for too long but want to work hard to try and make this happen!

I am always available via email to discuss. Thank you and SRWMD for the time and efforts to preserve this property.

Glen

On Thu, Apr 9, 2020 at 3:58 PM Schroeder, Stephen <Stephen.Schroeder@srwmd.org> wrote:

Mr. Bishop